Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 207
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340114

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson TN
The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2022.

Notary Public
My Commission Expires: __

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 829431 DEEDWARR
03/28/2022 10:34:51 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220328-0035303

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Henry Peltier and Cliff Leboeuf 219 Westchase Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 03 0F 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen H. Eckenfelder, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry Peltier and Cliff Leboeuf, each as to an undivided one-half interest as tenants in common** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 219 on the Plan of Phase 1 Westchase Condominium Apartments of record in Plat Book 5200, Page 578, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

Being the same property conveyed to Kathleen H. Eckenfelder, by Quitclaim Deed from William Wesley Eckenfelder, Jr., of record in Instrument No. 20030916-0136192, in the Register's Office of Davidson County, Tennessee, dated August 18, 2003 and recorded on September 16, 2003, pursuant to Divorce Case No. 01D-41, Davidson County Circuit Court.

Being the same property conveyed to Kathleen H. Eckenfelder, by Warranty Deed from George A. Herzog and Wife, Risa K. Herzog, of record in Book 11072, Page 208, in the Register's Office of Davidson County, Tennessee, dated August 17, 1998 and recorded on August 19, 1998. Also see Final Decree of Divorce recorded in Docket No. 01D-41, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1 Westchase Condominium Apartments, as recorded in Plat Book 5200, Page(s) 578. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westchase Condominium of record in Book 6097, Page 266, as amended by instrument(s) of record in Book 6112, Page 677; Book 6341, Page 380 and Book 6866, Page 362; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer, recorded in Book 3371, Page 270.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3943, Page 948; Book 3958, Page 146 and Book 3966, Page 144.

Easement for Right of Way, recorded in Instrument No. 20100219-0012994.

This is improved property located at 219 Westchase Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2022.

Kathleen H. Eckenfelder

Kathleen H. Eckenfelder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen H. Eckenfelder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2022.

Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022